



**CODE ENFORCEMENT BOARD
HEARING AGENDA
VIRTUAL & IN-PERSON**

**OCTOBER 26, 2021
9:00 AM**

**CITY COMMISSION MEETING ROOM - CITY HALL
100 N ANDREWS AVENUE
FT. LAUDERDALE, FL 33301**

MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:
<https://www.fortlauderdale.gov/government/CEB>

CODE ENFORCEMENT BOARD

Code of Ordinances: Sec. 11-3.

PURPOSE: Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code._

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON RELEVANT TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

Board Members: • Mark Booth, Chair • Chris Evert, Vice Chair • Julie Lurie
• William Marx • Justin Beachum • Terry Nolen • Karen Dirindin (alternate) • Kyle Sawchuk (alternate)
• Michael Madfis • Lakhi Mohnani (alternate) • Board Attorney: Kymberlee Curry Smith

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NEW BUSINESS

CASE NO: BE21060037
CASE ADDR: 2801 SW 8 ST
OWNER: MARKS, ERIC H/E MARKS, DIANE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW WINDOW AND GLAZED DOOR IN THE GARAGE LOCATED AT THE REAR OF THE PROPERTY.

CASE NO: BE21070026
CASE ADDR: 1400 NE 53 CT
OWNER: OAK TREE AVANATH CORAL RIDGE ISLES LLC
% AVANATH CAPITAL
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

REPLACEMENT OF RAILINGS ON BALCONIES AND STAIRS.

CASE NO: BE21070027
CASE ADDR: 60 ISLA BAHIA DR
OWNER: RRBLVD LLC
INSPECTOR: ALEJANDRO DELRIO

VIOLATION: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

INSTALLATION OF DRAINAGE SYSTEM, WALKWAY EXTENSION AND CHANGE OF GRADING ON THE SWALE AREA AT THE FRONT OF THE PROPERTY.

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RETURN HEARING

CASE NO: BE20020065
CASE ADDR: 5535 NW 35 AVE B
OWNER: BRE ALPHA INDUSTRIAL PROPERTY
OWNER LLC % GATEWAY
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:

FRAMING PARTITION AND ELECTRICAL RECEPTACLES WITHOUT PERMIT.

CASE NO: BE20110046
CASE ADDR: 1050 SE 15 ST 402
OWNER: CAMEL, GABRIEL J
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:

PLUMBING REPAIRS ON BATHROOM, INCLUDING CONCRETE SLAB DEMOLITION AND REPAIR,
UNSAFE PENETRATIONS.

CASE NO: CE21020758
CASE NO: CE17100827
CASE ADDR: 1243 NE 11 AVE
OWNER: STEINBERGER, MARK
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2014) 105.1
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

ALTERATIONS MADE SUCH AS AWNING STRUCTURE, INTERIOR ALTERATIONS, OUTSIDE
PATIO BAR WITH ELECTRICAL, PLUMBING AND MECHANICAL WORK PERFORMED WITHOUT
THE REQUIRED PERMITS AND OR INSPECTIONS.

FBC(2014) 107.1.1
BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY,
LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER
WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH
THE VIOLATIONS ARE TO BE CORRECTED.

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CASE NO: CE19100164
CASE ADDR: 1617 SE 15 ST, # 601
OWNER: JOHNSON, JONATHAN & ROSE
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017)105.1
THIS PROPERTY/ CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO
ALTERATIONS MADE SUCH AS REMOVING AND REPLACING THE MECHANICAL UNITS
WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

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MASSEY HEARING

CASE NO: CE17020146
CASE ADDR: 1545 NW 6 ST
OWNER: PERSAUD, BOODHWATTIE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2014) 111.1.1
THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF BEAUTY SALON TO RESTAURANT WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

FBC(2014) 110.6
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 105.3.1.5 COMPLIED
SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 105.3.1.4.5 COMPLIED
THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:
1. ADDED OUTLETS. OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH NEC 406.4 (D)(1) THRU (D)(6) GFI' S REQUIRED AS PER NEC 108.8 OUTLET SPACING AS REQUIRED UNDER NEC 210.52 R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.4 COMPLIED
THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:
1. INSTALLATION OF SINKS. 2. INSTALLATION OF GAS LINES TO SERVICE GAS STOVES.

FBC(2014) 105.3.1.4.11
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS: 1. INSTALLED FIRE SUPPRESSION SYSTEM WITH HOOD.

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CASE NO: CE20070880
CASE ADDR: 2179 NE 59 CT
OWNER: PIRES, CLAUDIA PIRES, RICARDO DE FRANCA
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:

NEW FENCE.

CASE NO: CE20020940
CASE ADDR: 1122 SW 6 ST
OWNER: PANKRATOVA, TATYANA
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:

NEW PARTITION WALL AND NEW ELECTRICAL BOX

CASE NO: CE21030031
CASE ADDR: 100 BAY COLONY LN
OWNER: LEVIN, GAYLA SUE
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
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NEW DOCK INSTALLED.

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CASE NO: CE18050772
CASE ADDR: 1453 NE 15 AVE
OWNER: OCASIO-DAVILA, GABRIEL
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2017) 105.1
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPAIRING A WOODEN FENCE.

CASE NO: CE20020822
CASE ADDR: 1740 NE 49 ST
OWNER: KNEZEVIC, ANA
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW CONCRETE WALKWAY INSTALLED ON THE FRONT AND EAST SIDE OF THE PROPERTY.
NEW EXTERIOR DOOR INSTALLED ON THE EAST SIDE OF THE PROPERTY, WASHER AND DRYER ELECTRICAL AND PLUMBING CONNECTIONS INSTALLED ON THE EXTERIOR EAST SIDE OF THE PROPERTY. NEW AIR CONDITIONING SYSTEM.

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